



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, JANUARY 20, 2010 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

FRANK MIZNER, Chair

RANDY CARTER Vice Chair
BETH COONS
VINCE DIBELLA

CHELL ROBERTS
SCOTT PERKINSON
LISA HUDSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the February 8, 2010 City Council meeting. At that time, City Council will establish February 22, 2010, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. **CONSIDER THE MINUTES FROM THE DECEMBER 15, AND DECEMBER 16, 2009 STUDY SESSIONS AND REGULAR HEARING:**

B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:**

1. **Z10-04 (District 2)** 3155 East Main Street. Located east of Lindsay Road on the south side of Main Street (1.3± acres). Site Plan Review. This request will allow the development of a storage yard. Robert Smee owner/applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

1. **Z10-01 (District 2)** 2639 East Broadway Road, Suite 105. Located west of Lindsay Road and south of Broadway Road (3,000+ sq. ft.) Council Use Permit. This request will allow an existing restaurant to operate with 30% of its gross revenue coming from food sales in association with a "Grill" liquor license. Michael Pollack, owner. Kimberly Guethle, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

2. **Z10-02 (District 6)** 11464 East Germann Road. Located on the west side of the Meridian Road alignment, between Pecos Road and Germann Road (229± acres) Modification of Ordinance #4870. This request will allow the phasing of development on the site. CMC Steel owner. Andrew Sarat, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

3. **Z10-03 (District 6)** 6560 South Mountain Road. Located north of Pecos Road on the west side of Mountain Road (8.7± acres) Rezone from AG to M-2, Council Use Permit and Site Plan Modification. This request will allow the expansion of an existing industrial development. MGC Pure, owner; Aaron Goodmansen, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.mesaaz.gov